

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF APRIL 23, 2015
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

1. CALL TO ORDER

2. CALL OF ROLL

3. APPROVAL OF MINUTES:
Review of minutes for the regular meeting of March 26, 2015.

4. NEW BUSINESS:

A. SITE PLAN REVIEW:

1. File SP15-04:

Site: Team Gunther Volkswagen

Zoning(s): B-2, General Business

Location: Northwest of the intersection of Renaissance and Frederick Boulevard, Lot 3,
Renaissance Center Subdivision, Phase 1A

Area: 4.23 + Acres

Owner: Gunther Family Holdings, L.L.C. - Josh Gunther

Engineer: Cowles, Murphy, Glover - Gary Cowles or Jared Landry

2. File SP15-05:

Site: Sweeney Dentist Office

Zoning(s): B-2, General Business

Location: Southwest of the intersection of Mill Lane and McSara Court, Lot
2 Resubdivision of Lots 1 & 2, TimberCreek Business Park, Unit Two

Area: 0.55 + Acres

Owner(s): John Steadman McMurphy, Jr. & George Sweeney, Jr.

Engineer: S. E. Civil, L.L.C. - Larry Smith

3. File SP15-06:

Site: Daphne Commercial Center

Zoning(s): B-2, General Business

Location: Northeast of the intersection of Urgent Care Drive and Alabama Highway 181,
Avenue, Lot 1, Block C, Historic Malbis Subdivision, Phase One

Area: 1.4 + Acres

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Owner(s): Trustmark National Bank - Joe Lane, First Vice President
Agent: HSC 181, L.L.C. - H. Ray Hix, Jr.
Engineer: Jade Consulting - Trey Jinright

B. PETITIONS:

Ordinance 2015-17, Planned Unit Development Zoning District, was approved by the City Council on 04/06/15 however the document must be signed by the Mayor and advertised before it is formally enacted into law. The subsequent Cadence Bank applications will not be formally acted upon until Ordinance 2015-17 has been officially adopted in accordance with all applicable Alabama laws.

1. CADENCE BANK:

(a) ZONING AMENDMENT:

File Z15-01: Cadence Bank

Present Zoning(s): R-4, High Density Multi-Family Residential

Proposed Zoning(s): PUD, Planned Unit Development

Location: One quarter mile south of the intersection of County Road 64 and Pollard Road
Area: 6.02 Acres +
Owner(s): Cadence Bank - Charles Powell
Engineer: Preble-Rish - Steve Pumphrey

(b) PRE-ZONING AMENDMENT:

File PZ15-02: Cadence Bank

Present Zoning(s): RSF-2, Single Family Residential, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne

Proposed Zoning(s): PUD, Planned Unit Development

Location: One quarter mile south of the intersection of County Road 64 and Pollard Road, Lots 1, 2 & 3, Bolar View Subdivision
Area: 1.08 Acres +
Owner(s): Cadence Bank - Charles Powell
Engineer: Preble-Rish - Steve Pumphrey

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(c) ANNEXATION REVIEW:

File ANX15-02:

Presentation to be given by Mr. Steve Pumphrey, representing Preble-Rish, requesting annexation of a one point zero eight acre parcel into the City of Daphne located one quarter mile south of the intersection of County Road 64 and Pollard Road as a PUD, Planned Unit Development. The subject property is currently zoned RSF-2, Single Family Residential, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne. Cadence Bank- Charles Powell.

C. PLANNING COMMISSION DISCUSSION:

- a. Request for Planning Commission interpretation of Article 16, Section 3, Design Standards of the Land Use and Development Ordinance for Malbis Ventures Retail Shops.
- b. TimberCreek POA presentation regarding the central detention facility.

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

8. DIRECTOR'S COMMENTS

9. ADJOURNMENT